

BOARD OF APPEAL REFERRALS

MAY 14, 1981

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MEMORANDUM

MAY 14, 1981

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 5/19/81

Z-5153
Little Folks Community Day
Care Center, Inc.
65-67 Trenton St., East Boston
near Marion St.

Two-story structure

District(s): apartment H-1 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Change occupancy from club and day care center
for 60 children to club & day care center for
80 children.

Violation(s):

SectionRequiredProposed

8-7. Day care center for 80 children is conditional
in an H-1 District.

23-7. Off-street parking is insufficient.

Facility has been in operation at site since 1973. School van
will alleviate any transportation problems presented by the proposal.
East Boston Little City Hall has no objections.
Recommend approval.

VOTED: In reference to Petition Z-5153, brought by Little
Folks Community Day Care Center Inc., 65-67 Trenton
Street, East Boston, for a conditional use and
variance for change of occupancy from club and day
care center for 60 children to club and day care
center for 80 children in an Apartment (H-1) District,
the Boston Redevelopment Authority recommends approval.
Facility has been in operation at site since 1973.
School van will alleviate any transportation problems
presented by the proposal. Little City Hall has no
objections.



FALCON

STREET

ST EAGLE

MERIDIAN

BROOKS

1ST E STREET

STREET

EAST BOSTON
HIGH SCHOOL

WHITE

STREET

WHITE

STREET

MARION

STREET

BROOKS

STREET

MONMOUTH

MARION PL

CHAPMAN
SCHOOL (EL)

CHAPMAN
SCHOOL

STREET

STREET

STREET

STREET

STREET

STREET

EUTAW

TRENTON

HUGH ROE
ODONNELL
SCHOOL (EL)

ANTHONY
CHURCH OF
FATHER

ST JOHN'S
CHURCH

STREET

MARION

STREET

STREET

STREET

LEXINGTON

PRINCETON

SARATOGA

JOSEPH H.
BARNES
EL SCHOOL

PUBLIC
LIBRARY
EAST BOSTON
BRANCH

STREET

STREET

STREET

Z-5153
65-67 TRENTON ST
(E.B.)

Board of Appeal Referrals

5/14/81

Z-5167

Frank Williams, Trustee
 1178-1186A Blue Hill Ave.,
 Mattapan
 at Morton Street

Hearing: 5/19/81

One-story structure.

District(s): apartment _____ general business _____ industrial _____
 residential _____ local business L-1 waterfront _____
 single family _____ manufacturing _____

Purpose: Change occupancy from stores to entertainment lounge;
 combine lots.

Violation(s):

SectionRequiredProposed

8-7. Place for sale and consumption of food and
 drink providing dancing or entertainment is
 forbidden in an L-1 District.

23-2. Off-street parking is insufficient.

Restaurant has existed at this intersection for many years
 providing food, beverages and entertainment. Structure has
 been substantially renovated. Twelve parking spaces will be
 provided adjacent to facility. Community and Little City Hall
 indicate support. Recommend approval.

VOTED: In reference to Petition Z-5167, brought
 by Frank Williams, Trustee, 1178-1186A
 Blue Hill Ave., Mattapan, for a forbidden
 use and variance for change of occupancy
 from stores to entertainment lounge in a
 Local Business (L-1) District, the Boston
 Redevelopment Authority recommends approval.
 Structure has been substantially renovated.
 Expansion will not have an adverse effect
 on the Local Business Area. Off-street
 parking for twelve cars will be provided
 adjacent to facility.



7-5167
1178-1186A
BLUE HILL AVE
(MATT)

Board of Appeal Referrals 5/14/81

Hearing: 5/19/81

Z-5171

Patrick J. Ricciardi (prospective owner)
25 Battery and 376 Commercial Streets,
Boston

Parking lot

District(s):	apartment <u>H-3</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: Erect a six-story 24-unit apartment structure.

Violation(s):

Section

Required

Proposed

- 15-1. Floor area is excessive.
- 17-1. Open space is insufficient.
- 20-1. Rear yard is insufficient.

Proposed residential structure will provide 20 two-bedroom and 4 one-bedroom units. Building massing is compatible with surrounding structures. Roof deck and individual balconies tend to mitigate open space violation. Street-level garage would accommodate 14 parking spaces. Neighborhood reaction is mixed. Recommend the Board of Appeal take no action until the Authority has more time to review with the community the effects of the intensity of this new construction on the neighborhood.

VOTED: In reference to Petition Z-5171, brought by Patrick J. Ricciardi, 25 Battery and 376 Commercial Streets, Boston, for three variances to erect a six-story 24-unit apartment structure in an Apartment (H-3) District, the Boston Redevelopment Authority recommends that the Board of Appeal take no action until the Authority has more time to review with the community the effects of the intensity of this new construction on the neighborhood.



Board of Appeal Referrals

5/14/81

Z-5175

John M. Nash

1008 River St., Hyde Park
at Metropolitan Ave.

Hearing: 5/19/81.

Two-story structure.

District(s):	apartment_____	general business_____	industrial_____
	residential <u>R-.5</u>	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Change occupancy from two apartments and store to four offices.

Violation(s):

Section

Required

Proposed

8-7. Office building is forbidden in an R-.5 District.

Proposal should be resubmitted as indicated in vote.

Recommend denial without prejudice.

VOTED: In reference to Petition Z-5175, brought by John M. Nash, 1008 River St., Hyde Park, for a forbidden use for change of occupancy from two apartments and store to four offices in a Residential (R-.5) District, the Boston Redevelopment Authority recommends denial without prejudice. Contrary to Building Department application indicating proposed occupancy for four offices, petitioner states in appeal brief that building would be occupied by one apartment, two offices and a hairdressing salon which is forbidden in the Residential District. Proposal should be resubmitted.



Z-5175
1008 RIVER ST.
(H.P.)

Board of Appeal Referrals

5/14/81

Z-5192

James M. Pittman

160 Saratoga St., East Boston
near Brooks Street

Hearing: 6/2/81

Three-story structure.

District(s): apartment H-1 general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: Legalize occupancy - three apartments.

Violation(s):

SectionRequiredProposed

8-7. Dwelling converted for more families which does
not meet lot area requirements is forbidden in an
H-1 District.

14-2. Lot area is insufficient.

Abutters and Little City Hall have no objection to conversion
compatible with neighborhood density. Recommend approval.

VOTED: In reference to Petition Z-5192, brought
by James M. Pittman, 160 Saratoga St.,
East Boston, for a forbidden use and
variance to legalize occupancy for three
apartments in an Apartment (H-1) District,
the Boston Redevelopment Authority recommends
approval. Proposal is compatible with
neighborhood density.



EAST BOSTON
HIGH SCHOOL

PUTNAM
SCHOOL

PUTNAM
SQUARE

PRESCOTT
SQUARE

SACRED
HEART
SCHOOL

160 SARATOGA ST.
(E.B.)

SACRED
HEART
CHURCH

THE
BAPTIST
CHURCH

BENNINGTON

STREET

STREET

STREET

STREET

STREET

STREET

STREET

GOSPEL
HALL

WHITE

STREET

BROOKS

TRENTON

LESLINGTON

PRINCETON

EAGLE STREET

EUTAW

YOUTH STREET

WADSWORTH

Board of Appeal Referrals

5/14/81.

Z-5196

Gold Associates

1307 Commonwealth Ave., Allston
near Long Ave.

Hearing: 6/2/81

Four story structure.

District(s): apartment H-2 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Change occupancy from 16 to 19 apartments.

Violation(s):

Section

Required

Proposed

8-7. Any dwelling converted for more families
which meets at least one half the requirements
for open space is conditional in an H-2 District.

17-1. Open space is insufficient.

Violation will not have a significant effect on this high
density neighborhood. Recommend approval with proviso.

VOTED: In reference to Petition Z-5196, brought
by Gold Associates, 1307 Commonwealth
Ave., Allston, for a conditional use and
variance for change of occupancy from
16 to 19 apartments in an Apartment (H-2)
District, the Boston Redevelopment
Authority recommends approval provided
plans are submitted for design review.



Z-5196

1307 COMMONWEALTH AVE.
(ALLSTON)

Board of Appeal Referrals

5/14/81

Z-5197

Frederick M. DiStefano
25 Duval St., Allston
at Litchfield St.

Hearing: 6/2/81

5942 sq.ft. vacant land.

District(s):	apartment _____	general business _____	industrial _____
	residential <u>R-.8</u>	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: Erect two-family dwelling.

Violation(s):

Section

Required

Proposed

14-2. Lot area is insufficient.

18-1. Front yard is insufficient.

20-1. Rear yard is insufficient.

Proposed two family dwelling is consistent with properties in the surrounding neighborhood. Recommend approval with proviso.

VOTED: In reference to Petition Z-5197, brought by Frederick M. DiStefano, 25 Duval St., Allston, for three variances to erect a two family dwelling in a Residential (R-.8) District, the Boston Redevelopment Authority recommends approval provided plans are submitted for design review.

Z-5197
25 DUVAL ST.
(BRI.)



Board of Appeal Referrals

5/14/81

Hearing: 6/2/81.

2 1/2 Story structure.

Z-5200

James A. Muse

15 Robinwood Ave., Jamaica Plain
near Centre St.

District(s):	apartment _____	general business _____	industrial _____
	residential <u>R-.5</u>	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: Change occupancy from nursing home to three-family dwelling.

Violation(s):
Section

RequiredProposed

- 9-2 Change in a non-conforming use requires Board of Appeal hearing.
- 14-1 Lot area is insufficient.
- 14-3 Lot width is insufficient.
- 14-4 Street frontage is insufficient.
- 16-1 Height of building is excessive.

Immediate area is residential-institutional. Conversion of vacant structure to three family dwelling is appropriate. Violations will not have adverse effect. City policy supports creation of residential units. Recommend approval.

VOTED: In reference to Petition Z-5200, brought by James A. Muse, 15 Robinwood Ave., Jamaica Plain, for a change in a non-conforming use and four variances for change of occupancy from nursing home to three family dwelling in a Residential (R-.5) District, the Boston Redevelopment Authority recommends approval. Conversion of vacant structure to three family dwelling is appropriate. Violations will not have adverse effect. City policy supports creation of residential units.



Z-5200
15 ROBINWOOD AVE.
(J.P.)



Board of Appeal Referrals 5/14/81

Hearing: 6/2/81

Z-5208

Rosario Limone

90-92 North Washington Street, Boston
at Medford Street

Five-story structure.

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing <u>M-4</u>

Purpose: Repaint sign on sidewall of restaurant structure.

Violation(s):

SectionRequiredProposed

- 11-2. Wall sign parallel to building surface not allowed if over 25 feet above grade.
- 11-2. Registered trademark of specific commodity may not occupy more than 25% of area of sign.
- 11-2. Total area of all permanent signs is excessive.

Sign on sidewall of restaurant-storage structure indicating "Francesco's Pizza restaurant Budweiser" is inappropriate and excessive and detracts from the appearance of the building. Recommend denial.

VOTED: In reference to Petition Z-5208, brought by Rosario Limone, 90-92 North Washington Street, Boston, for conditional use to repaint wall sign in a manufacturing (M-4) district, the Boston Redevelopment Authority recommends denial. Sign is inappropriate and excessive and detracts from the appearance of the building.



Z-5208

90-92 NORTH WASHINGTON ST

(B.P.)

PVT. JOHN BEFILIPPO
PLAYGROUND

ST. MARY'S
R.C. CHURCH

ST. MARY'S
RECTORY

ST. MARY'S
PAROCHIAL SCHOOL

CITY OF BOSTON
PLANT UNIT

NOYES PLACE

BALDWIN PLACE

ST. ANTHONY
R.C. SCHOOL

PLAYGROUND

ST. EDWARD'S
MANUFACTURING

ST. LEONARD'S
R.C. CHURCH

CHRISTOPHER
COLUMBUS
R.C. YOUTH CENTER

SEAMEN'S
HOUSE

POLICE
GARAGE

CITY OF BOSTON
PRINTING BLDG

ST. MARY'S
R.C. CHURCH

ST. MARY'S
RECTORY

ST. MARY'S
PAROCHIAL SCHOOL

ST. MARY'S
R.C. CHURCH

ST. MARY'S
RECTORY

ST. MARY'S
PAROCHIAL SCHOOL

